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**UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA**

CHAMPERY RENTAL REO, LLC,

Plaintiff,

v.

UNKNOWN HEIRS OF RAE NOLA
EDWARDS; FEDERAL NATIONAL
MORTGAGE ASSOCIATION; QUALITY
LOAN SERVICE CORPORATION; KERN &
ASSOCIATES, LTD.; SPRINGLAND
VILLAGE HOMEOWNERS ASSOCIATION
All other persons unknown claiming any right,
title, estate, lien or interest in the real property
described in the Complaint adverse to Plaintiff's
ownership, or any cloud upon Plaintiff's title
thereto; DOES I through V; and ROE
Corporations I through V,

Defendants,

AND RELATED ACTIONS.

CASE NO.: 3:17-cv-00162-MMD-WGC

**DEFAULT JUDGMENT AGAINST
DEFENDANT UNKNOWN HEIRS OF
RAE NOLA EDWARDS**

1 This matter came before the Court on Plaintiff's Renewed Motion For Default Judgment
2 Against Defendant Unknown Heirs Of Rae Nola Edwards. The Court having reviewed the papers and
3 pleadings on file herein, and for good cause appearing therefore,

4 THE COURT FINDS that RAE NOLA EDWARDS ("EDWARDS") formerly owned real
5 property commonly known as 2614 SUNNY SLOPE DRIVE, #3, SPARKS, NV 89434, APN 030-
6 328-11, and more specifically identified as:

8 PARCEL 1:

9 UNIT 3, IN BUILDING 12, OF SPRINGLAND VILLAGE UNIT NO. 1B (A
10 CONDOMINIUM SUBDIVISION), ACCORDING TO THE MAP THEREOF,
11 FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE
COUNTY, STATE OF NEVADA, ON MARCH 23, 1982, FILE NO. 786846,
TRACT MAP NO. 2038.

12 PARCEL 2:

13 AN UNDIVIDED 1/86TH INTEREST IN THE COMMON AREA OF
14 SPRINGLAND VILLAGE UNIT NO. 1B, (A CONDOMINIUM
15 SUBDIVISION), ACCORDING TO THE MAP THEREOF, FILED IN THE
OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF
NEVADA, ON MARCH 23, 1982.

16 (the "Subject Property").
17

18 THE COURT FURTHER FINDS that EDWARDS passed away on or about NOVEMBER 21,
19 2013 with no record of a will or probate action.

20 THE COURT FURTHER FINDS that on AUGUST 19, 2016, KERN & ASSOCIATES, LTD.
21 ("Trustee") for and on behalf of SPRINGLAND VILLAGE HOMEOWNERS ASSOCIATION
22 ("HOA") conducted a homeowners' association foreclosure sale on the Subject Property pursuant to
23 NRS 116 and its governing documents, wherein Plaintiff's predecessor-in-interest, HOLLYVALE
24 RENTAL HOLDINGS, LLC ("HOLLYVALE") purchased the Subject Property and became the owner
25 of the Subject Property.
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1 THE COURT FURTHER FINDS that the foreclosure deed by which HOLLYVALE acquired
2 ownership of the Subject Property was recorded with the Washoe County Recorder on OCTOBER 25,
3 2016.

4 THE COURT FURTHER FINDS that the any interest of UNKNOWN HEIRS OF RAE NOLA
5 EDWARDS in the Subject Property was extinguished by the homeowners' association foreclosure sale
6 conducted by the HOA on AUGUST 19, 2016.

7
8 THE COURT FURTHER FINDS that the Plaintiff became the owner of the Subject Property
9 through a quitclaim deed which was recorded with the Washoe County Recorder on FEBRUARY 27,
10 2017 as DOC #4682809.

11 GOOD CAUSE APPEARING THEREFOR;

12
13 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that Plaintiff's Motion For
14 Default Judgment is GRANTED pursuant to FRCP 55(b).

15 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that judgment for declaratory
16 relief and to quiet title in the Subject Property shall be entered by the Court in favor of the Plaintiff and
17 against Defendant UNKNOWN HEIRS OF RAE NOLA EDWARDS consistent with the above
18 findings by the Court.
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1 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that CHAMPERY RENTAL
2 REO, LLC is vested with good, clear, marketable title to the Subject Property and that Defendant
3 UNKNOWN HEIRS OF RAE NOLA EDWARDS has no interest, right, or claim to the Subject Property
4 whatsoever.

5 IT IS SO ORDERED.

6 Dated this 4th day of October, 2018.

8 
9
10 FEDERAL COURT JUDGE

11 Submitted by:

12 HUTCHISON & STEFFEN, PLLC

13
14 /s/ Matthew K. Schriever

15 _____
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